

Memorandum

Date: October 7, 2011
To: Honorable Mayor and City Council Members
From: Thomas M. Moton, Jr., Assistant City Manager *T.M.*
Subject: Greenville Intermodal Transportation Center Update #9 to Owners

Attached you will find a copy of a letter mailed to the property owners of the Greenville Intermodal Transportation Center site. A list of owner names and mailing addresses is attached.

Please let me know if you have any questions.

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Attachments

cc: Wayne Bowers, City Manager
Dave Holec, City Attorney
Carol Barwick, City Clerk

Copies also sent to:

Wes Anderson, Public Works Director
Nancy Harrington, Transit Manager
Historic Preservation Commission
Public Parking and Transportation Commission
Redevelopment Commission
Greenville Bicycle and Pedestrian Commission
Planning and Zoning Commission

SAMPLE OF UPDATE #9 SENT TO INTERMODAL TRANSPORTATION CENTER OWNERS

October 6, 2011

Property Address:

Subject: Greenville Intermodal Transportation Center Property Update #9

Dear :

I am writing to advise you of a new development in the Greenville Intermodal Transportation Center project. City Manager's Office staff will request the City Council's concurrence to consider alternative sites for the Intermodal Transportation Center at the October 10, 2011, City Council meeting. Staff's decision to seek permission to evaluate alternative sites will be a difficult one, especially since such a decision will affect the potential acquisition of your property.

Because of concerns expressed by some members of the City Council, East Carolina University, and a downtown organization for the approved site (the two blocks bordered by Cotanche, Evans, East 8th, and East 9th), staff feels it is in the community's best interest to stop the acquisition process. The consideration and evaluation of alternative sites will take some time. Such a delay gives you less definitive guidance as to when acquisition could occur. Your continued understanding and patience are appreciated as the City continues to address the myriad of issues related to the construction of the Intermodal Transportation Center.

Enclosed is a copy of the City Council agenda item, which provides additional information. I will advise you of the City Council's action following the October 10, 2011, meeting at 6:00 pm. You can "Watch Live" or recorded on the City's website: www.greenvillenc.gov.

Should you have any questions, please feel free to contact me at 252-329-4432 or tmoton@greenvillenc.gov.

Kindest regards,

Thomas M. Moton, Jr.
Assistant City Manager

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Enclosures

cc: www.greatnc.com
Wayne Bowers, City Manager
Wes Anderson, Director of Public Works
Mayor and City Council Members
Public Transportation and Parking Commission



City of Greenville, North Carolina

Meeting Date:
10/10/2011
Time: 6:00 PM

Title of Item: Resolution determining to consider alternative Intermodal Transportation Center sites

Explanation: At the conclusion of the site selection process, on May 8, 2008 the City Council approved the recommended site for the proposed Intermodal Transportation Center. The selected site is located on the two blocks bounded by Evans, Cotanche, 8th, and 9th Streets. Since approval, the City staff has been working with consultants, state officials, and federal agencies to obtain environmental clearance for the selected site. On June 30, 2011 the Federal Transit Administration gave final environmental clearance to the site. Property appraisals and the site acquisition process are underway.

Some City Council Members have expressed concerns about the selected site. During the past several months, City staff have received comments questioning whether the selected site is the appropriate location for the Center. Specifically, East Carolina University has expressed concerns about potential bus-pedestrian conflicts on Cotanche Street near the Center. Uptown Greenville has expressed support of the project, but listed several areas of concern about the selected site.

In August City staff learned that an another site that had been planned for private development may now be available for consideration as a location for the Intermodal Transportation Center. City staff performed a preliminary analysis of this site and determined that it met several of the selection criteria such as closeness to downtown, proximity to East Carolina University, and access to a developed street system. Contact was then made with the owner of this property, which is located at the intersection of Dickinson Avenue and Reade Circle to confirm its availability.

Based on the potential availability of this alternate site, City staff would like to suspend acquisition of property located in the site selected in 2008. As required by federal regulations, changing to another location would require a new site selection process that includes citizen and stakeholder involvement.

Federal officials have confirmed that the City can change the site and will not be required to pay back grant funds expended on the project to date. Federal officials point out that all state and federal requirements must be met in the evaluation of moving the location in order to qualify for federal and state funding. To change to another site will require a City Council approved resolution.

Fiscal Note:

A total of \$230,568 has been expended on the project to date (\$201,337 federal/state and \$29,231 City.)

Recommendation:

Approve the attached resolution authorizing staff to suspend acquisition of the property located in the two blocks bounded by Evans, Cotanche, 8th, and 9th Streets; to begin a new site selection process following federal regulations; and to propose a site for City Council approval at the completion of the new site selection process.

Viewing Attachments Requires Adobe Acrobat. [Click here to download.](#)

Attachments / click to download

☐ ITC resolution supporting a new location 908796

RESOLUTION NO. _____
RESOLUTION DETERMINING TO CONSIDER
ALTERNATIVE INTERMODAL TRANSPORTATION CENTER SITES

WHEREAS, the City Council of the City of Greenville desires to construct an Intermodal Transportation Center using federal funds awarded through the Federal Transit Administration, state funds provided by the North Carolina Department of Transportation, and local funds of the City of Greenville;

WHEREAS, the City Council of the City of Greenville concluded its Intermodal Transportation Center site selection process on May 8, 2008, with the selection as the site of the area consisting of two blocks bounded by Cotanche Street, Evans Street, East 8th Street, and East 9th Street;

WHEREAS, City of Greenville staff has worked with consulting firms and federal, state, and local officials to obtain environmental clearance of the selected site;

WHEREAS, on June 30, 2011, the Federal Transit Administration issued the final environmental clearance for the site;

WHEREAS, in August, 2011, City of Greenville staff became aware of an alternative site that is available for potential acquisition;

WHEREAS, City of Greenville staff's preliminary assessment finds that the alternative site meets many of the site selection criteria, including proximity to downtown, proximity to East Carolina University, and convenient access to publicly owned offices and facilities; and

WHEREAS, a new site selection process for the Intermodal Transportation Center, including citizen and stakeholder participation, must be completed in order to select an alternative site;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby determine to suspend the acquisition of the property in the area consisting of two blocks bounded by Cotanche Street, Evans Street, East 8th Street, and East 9th Street, to commence a new site selection process for the Intermodal Transportation Center in compliance with federal regulations, and to consider, after the completion of the new site selection process, an alternative Intermodal Transportation Center site.

This the 10th day of October, 2011.

Patricia C. Dunn, Mayor

ATTEST:

Carol L. Barwick, City Clerk

City of Greenville Intermodal Transportation Center Property Owners and Property Addresses

Update #9 – October 6, 2011

Distribution List

Name & Address	Property Address
Mr. Kenneth Davis INDY II, LLC 312 Rutledge Road Greenville, NC 27858	Property at 111 E. Ninth Street Property at 113 E. Ninth Street
Mr. Scott Buck ECU, Spillman Building 113 Greenville, NC 27858	Property at 205 E. Ninth Street Property at 115 E. Ninth Street
Mr. Jerry Williams Big Rock Properties 119 Pond Lane Grimesland, NC 27837	Property at 112 E. Eighth Street
Mr. Charles Waters, Attorney 3502 Neuse Road New Bern, NC 28569	Property at 811 Forbes Street Property of: Shirley Dixon Reynolds 2442 E. Huntington Road Tempe, AZ 85282
Mr. & Mrs. Jack Richardson 2322 Mimosa Place Wilmington, NC 28403	Property at 805 Evans Street Jones-Lee House TENANT: Diana Lucas, Executive Director Family Violence Center P.O. Box 8429 Greenville, NC 27834
Dr. & Mrs. Trent Lee P.O. Box 115 Greenville, NC 27835	Property at 801 Evans Street Property at 110 E. Eighth Street
Mr. Cordell Avery 200 S. Washington St. Greenville, NC 27834	Property at 206 E. Eighth Street Property at 204 E. Eighth Street Cc: Property of Shirley Savage-Smith 5900 Masters Court Charlotte, NC 28226
Mrs. Renee Kozak-Hellberg P.O. Box 245 Corpus Christi TX 78380	Property at 804 Forbes Street Deceased Father's property: Mr. Daniel Kozak
Mr. George Saad, Jr. 404 Martinsborough Road Greenville, NC 27834	Property at 810 Cotanche Street

**City of Greenville Intermodal Transportation
Center Property Owners and Property Addresses**

Distribution List
Page 2

Mr. Roddy Jones
Campus Towers, LLC
P.O. Box 19067
Raleigh, NC 27619

Copies to:
Mr. James Hopf
Attorney at Law
1694 East Arlington Boulevard, Suite E
Greenville, NC 27858

Property at 809 Forbes Street
Property at 0 Forbes Street

Mr. Keller Stem, Executive Director
Campus Christian Fellowship
200 E. 8th Street
Greenville, NC 27834

Property at 200 E. Eighth Street

Mr. Shiv Ajmera
Shiv & Raj LLC
662 Jordan Dr.
Greenville, NC 27834

Property at 811 Evans Street, 813 Evans Street and
823 Evans Street

Ms. Michelle Neuhoff
100 Field Street
Greenville, NC 27858

Property at 802 Forbes Street

City of Greenville – Dave Holec, City Attorney

0 E. Eight Street

